



Public Affairs Communications

PO Box 271834 * West Hartford, CT 06127
860 232-9800 * chuck@courseyco.com

May 13, 2020

TO: West Hartford Planning & Zoning Commission

FROM: Chuck Coursey

RE: Elizabeth Park Visitors Center Parking Lot & Maintenance Yard
Neighborhood Outreach Report

Attached and below, please find my Neighborhood Outreach Report for the proposed Elizabeth Park Visitors Center Parking Lot & Maintenance Yard.

Outreach was conducted with residents of Walbridge Road and Birch Road directly across from the proposed development area as shown in the attached map.

Please feel free to contact me with any questions.



Elizabeth Park Conservancy Neighborhood Outreach

125 Walbridge Road
COVELLO TIMOTHY J + DIANE F
(860) 965-2782
dianecovello@sbcglobal.net
timothycovello@sbcglobal.net

4/28 – I spoke to Diane about the proposal, answered questions and emailed her background information. I indicated that that I will be emailing her and other neighbors to set up a mutually convenient and physically distant meeting on site to answer questions and identify concerns.

5/1 – Invited to neighbor meeting on site on 5/2 at 1 PM.

5/2 – Neighborhood physically distant site meeting. Please see concerns raised below.

5/2 – Emailed Diane and Cathy list of concerns raised at today's meeting to make sure none were omitted.

5/4 – As a follow up to the 5/2 meeting, I emailed additional information regarding run off, drainage and engineering to the neighbors. Also scheduled follow up site visit for 5/6 at 5:45 to include Phil Barlow, project engineer and soil scientist.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

127 Walbridge Road
MADIGAN JOHN H + NANCY A

5/1 – Emailed John & Nancy project information and invited them to attend the neighborhood site meeting on 5/2.

5/2 – The Madigan's were unable to attend today's meeting but expressed concern about potential impacts from the enhanced lot to the flooding on Walbridge.

5/4 – As a follow up to the 5/2 meeting, I emailed additional information regarding run off, drainage and engineering to the neighbors. Also scheduled follow up site visit for 5/6 at 5:45 to include Phil Barlow, project engineer and soil scientist.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

131 Walbridge Road
PEDRO STEPHEN R & CATHERINE
(860) 966-1758
FINIGIRL@COMCAST.net

4/28 – I spoke to Cathy about the proposal, answered questions and emailed her background information. I indicated that that I will be emailing her and other neighbors to set up a mutually convenient and physically distant meeting on site to answer questions and identify concerns.

5/1 – Invited to neighbor meeting on site on 5/2 at 1 PM.

5/2 – Neighborhood physically distant site meeting. Please see concerns raised below.

5/2 – Emailed Diane and Cathy list of concerns raised at today's meeting to make sure none were omitted.

5/4 – As a follow up to the 5/2 meeting, I emailed additional information regarding run off, drainage and engineering to the neighbors. Also scheduled follow up site visit for 5/6 at 5:45 to include Phil Barlow, project engineer and soil scientist.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

143 Walbridge Road
FREDERICKSON JILL + JOEL D GROVE
(860) 766-2192
jill.frederickson@espn.com
groveinc@aol.com

4/30 - I spoke to Jill about the proposal, answered questions and emailed her background information. I indicated that that I will be emailing her and other neighbors to set up a mutually convenient and physically distant meeting on site to answer questions and identify concerns.

5/1 – Invited to neighbor meeting on site on 5/2 at 1 PM.

5/2 – Neighborhood physically distant site meeting. Please see concerns raised below.

5/4 – As a follow up to the 5/2 meeting, I emailed additional information regarding run off, drainage and engineering to the neighbors. Also scheduled follow up site visit for 5/6 at 5:45 to include Phil Barlow, project engineer and soil scientist.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

145 Walbridge Road
HAUBRICH RUCHI + MATTHEW
(860) 532-8014
ruchimatt@comcast.net

4/30 - I spoke to Ruchi about the proposal, answered questions and emailed her background information. I indicated that that I will be emailing her and other neighbors to set up a mutually convenient and physically distant meeting on site to answer questions and identify concerns.

5/1 – Invited to neighbor meeting on site on 5/2 at 1 PM.

5/2 – Neighborhood physically distant site meeting. Please see concerns raised below.

5/4 – As a follow up to the 5/2 meeting, I emailed additional information regarding run off, drainage and engineering to the neighbors. Also scheduled follow up site visit for 5/6 at 5:45 to include Phil Barlow, project engineer and soil scientist.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

1 Birch Road
SMALL RONALD O
No Phone Number Available
Outreach emails to other neighbors have been forwarded to the Smalls.

2 Birch Road
COHN LAUREN E + CHILL PAUL
pchiilout@gmail.com
(860) 558-9182

5/4 – I spoke briefly with Phil then followed up conversation with email providing overview of proposal. Invited he and his wife to 5/5 meeting with project soil scientist Phil Barlow.

5/6 – Neighborhood physically distant site meeting with Phil Barlow. Please see concerns raised below.

5/8 – The following email was sent to neighbors - *Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful. Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing. Please feel free to reach out to me if you have any additional comments or concerns. Best, Chuck*

5/10 – The following email was sent to all neighbors - *Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms? I'd like to include them in my report to Planning & Zoning. Hope everyone had a wonderful Mother's Day! Best, Chuck*

Questions & Concerns raised at 5/2 meeting

- What happens when the “rain garden” overflows?
- MDC work should begin first on Walbridge first, since it is most impacted, not down by Trout Brook.
- Concern that once the lot is paved, water will not be absorbed by the soil and instead flow even more onto Walbridge.
- Concern that water captured by parking lot catch basins will go into the Walbridge sewer system, over burdening Walbridge and cause flooding.
- Is there an alternative to divert runoff toward Asylum or Prospect instead of Walbridge?
- Will there be valet parking?
- What is the plan/commitment for maintaining the catch basins and drains?
- Can water be pumped to the pond? Can the pond be expanded?
- Does the Knox Building have a basement? If so, does it flood?

Questions & Concerns raised at 5/6 meeting:

- What can be done to limit run-off from the wetland area to the south of the site that is the designated area from any overflow from the “rain garden” onto Walbridge?
- Neighbors present had no concerns about closing the path directly across.
- Can park property between the proposed site and adjacent wetlands be bermed to block run off onto Walbridge?
- Instead of flowing into the wetlands, can overflow from the rain garden be diverted to another area?

Chuck Coursey @

EP Outreach April 29, 2020 at 9:16 AM

CC

Improvements to Elizabeth Park Parking/Drainage/Maintenance Area

To: FINIGIRL@comcast.net <FINIGIRL@COMCAST.net>, Diane Covello, diane covello, Stephen

It was nice speaking with Cathy and Diane yesterday. I'm happy that you and your families are safe and healthy.

As we discussed, I am conducting neighborhood outreach, on behalf of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I think it would be helpful if we could have a "socially distant" meeting on site so that I can walk you through the improvements.

Might sometime on Saturday 5/2 between 11 AM and 2 PM work for you all? It shouldn't take more than an hour and I'm happy to stay as long as needed to answer questions and get feedback.

Please also feel free to invite other neighbors. I will also be reaching out to them directly in the coming days.

Let me know what time works for you all and feel free to reach out to me with any questions.

Best, Chuck



Elizabeth Park
Draina...nts.pdf

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

Chuck Coursey @

EP Outreach April 30, 2020 at 7:58 PM

CC

Improvements to Elizabeth Park Parking/Drainage/Maintenance Area

To: ruchimatt@comcast.net

Ruchi:

It was nice speaking with you this afternoon.

As we discussed, I am conducting neighborhood outreach, on behalf of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I think it would be helpful if we could have a "socially distant" meeting on site so that I can walk you through the improvements.

Might sometime on Saturday 5/2 between 11 AM and 2 PM work for you all? It shouldn't take more than an hour and I'm happy to stay as long as needed to answer questions and get feedback.

Please also feel free to invite other neighbors. I will also be reaching out to them directly in the coming days.

Let me know what time works for you all and feel free to reach out to me with any questions.

Best, Chuck



Elizabeth Park
Draina...ts 1.pdf

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

From: Joel Grove groveinc@aol.com
Subject: Re: Improvements to Elizabeth Park Parking/Drainage/Maintenance Area
Date: May 1, 2020 at 11:50 AM
To: Chuck Coursey chuck@courseyco.com
Cc: Jill Frederickson jill.frederickson@espn.com

JG

Ok, see you at 1 in front of 143 Walbridge.

Thanks,
Joel

Sent from my iPhone

On May 1, 2020, at 11:36 AM, Chuck Coursey <chuck@courseyco.com> wrote:

Joel:

Thanks for getting back to me. 1 PM tomorrow is great.

How about I meet you on Walbridge in front of your home?

Please let me know.

Best, Chuck

On May 1, 2020, at 8:55 AM, Joel Grove <groveinc@aol.com> wrote:

Chuck,

Jill and I can meet at 1pm on Saturday. Where should we plan to meet you?

Joel

Sent from my iPhone

On Apr 30, 2020, at 7:57 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Jill:

It was nice speaking with you this afternoon.

As we discussed, I am conducting neighborhood outreach, on behalf of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I think it would be helpful if we could have a "socially distant" meeting on site so that I can walk you through the improvements.

Might sometime on Saturday 5/2 between 11 AM and 2 PM work for you all? It shouldn't take more than an hour and I'm happy to stay as long as needed to answer questions and get feedback.

Please also feel free to invite other neighbors. I will also be reaching out to them directly in the coming days.

Let me know what time works for you all and feel free to reach out to me with any questions.

Best, Chuck

<Elizabeth Park Drainage: Parking Improvements 1.pdf>

Chuck Coursey

work - 860 232-9800

wireless - 860 305-0055

chuck@courseyco.com

courseyco.com

Stephen Pedro @

EP Outreach May 1, 2020 at 6:27 PM

SP

Re: Improvements to Elizabeth Park Parking/Drainage/Maintenance Area

To: Chuck Coursey

Siri found new contact info in this email: Stephen Pedro spedrodc@gmail.com

[add to Contacts...](#) 

Madigans number 860-233-1774. Thx Chuck. See you tomorrow.

Steve Pedro
860-478-0528
Sent from my iPhone

On May 1, 2020, at 12:27 PM, chuck@courseyco.com wrote:

I am meeting Joel Grove & Jill Frederickson in front of their home at 143 Walbridge tomorrow at 1 PM to give them a "socially distant" tour and answer any questions.

If you can make it, please feel free to join us. If not, I'm happy to schedule another time that is convenient. I'm also happy to do individual, smaller meetings/tours.

Also, do any of you have a phone number or email for the Madigans at 127 Walbridge? They are not listed on white pages and I'd like to reach out and invite them.

Please let me know if you are going to be able to join us tomorrow at 1 PM.

Best, Chuck

<Elizabeth Park Drainage:Parking Improvements 1.pdf>

On Apr 29, 2020, at 9:30 AM, Chuck Coursey <chuck@courseyco.com> wrote:

It was nice speaking with Cathy and Diane yesterday. I'm happy that you and your families are safe and healthy.

As we discussed, I am conducting neighborhood outreach, on behalf of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I think it would be helpful if we could have a "socially distant" meeting on site so that I can walk you through the improvements.

Might sometime on Saturday 5/2 between 11 AM and 2 PM work for you all? It shouldn't take more than an hour and I'm happy to stay as long as needed to answer questions and get feedback.

Please also feel free to invite other neighbors. I will also be reaching out to them directly in the coming days.

Let me know what time works for you all and feel free to reach out to me with any questions.

Best, Chuck
<Elizabeth Park Drainage:Parking Improvements 1.pdf>
Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

Today's meeting

Details

To: [diane covello](#), [John Madigan](#), [Diane Covello](#), [ruchimatt@comcast.net](#) & 4 more

I was going to print out copies of the document I sent you, but out of an abundance of caution, I think it better that we don't share/pass documents.

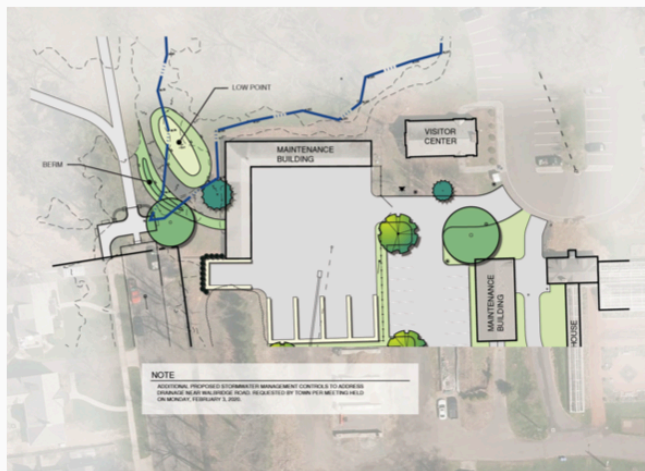
The attached site plan shows the improvements to the maintenance and overflow parking area. If possible, it might be helpful for you to have this available for reference on your phone or a printed version when we meet today.

Also, please wear a mask or some sort of nose and mouth protection and practice physical distancing by keeping at least six feet of distance between you and anyone no residing in your home.

Please feel free to reach out to me with any questions and I'll look forward to seeing you at 1 PM.

If you cannot make it today, I'd be happy to chile additional times to meet and walk the area.

Best, Chuck



Concerns raised today

To: FINIGIRL@comcast.net <FINIGIRL@COMCAST.net>, diane covello



Please let me know if I have missed anything:

What happens when the "rain garden" overflows?

MDC work should begin first on Walbridge first, since it is most impacted, not down by Trout Brook.

Concern that once the lot is paved, water will not be absorbed by the soil and instead flow even more onto Walbridge.

Concern that water captured by parking lot catch basins will go into the Walbridge sewer system, over burdening Walbridge and cause flooding.

Is there an alternative to divert runoff toward Asylum or Prospect instead of Walbridge?

Will there be valet parking?

What is the plan/commitment for maintaining the catch basins and drains?

Can water be pumped to the pond? Can the pond be expanded?

Does the Knox Building have a basement? If so, does it flood?

Other issues:

What can be done about the flooding by the tennis courts? Flooding by the courts is adding to basement flooding at the end of Walbridge.

In order to add parking, can cars be parked head in, instead of parallel, on the internal roads?

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

Re: Elizabeth Park

To: John Madigan



Would you be available on Wednesday at 3:30?

On May 3, 2020, at 4:12 PM, John Madigan <johnmadigan3@comcast.net> wrote:

Thanks Chuck!

Nancy and John

Sent from my iPhone

On May 3, 2020, at 9:58 AM, Chuck Coursey <chuck@courseyco.com> wrote:

John:

I'd be more than happy to schedule a meeting with you to walk the property and discuss the plans.

Understandably, our meeting yesterday focused on concerns about run-off and drainage. I have asked the engineers who have designed the drainage improvements to join me at our next meeting on site.

As soon as I have some available times, I will reach back out to you to determine what works best.

Best, Chuck

On May 2, 2020, at 1:21 PM, John Madigan <johnmadigan3@comcast.net> wrote:

Hi Chuck

Sorry we missed this today. Maybe we could schedule a time to meet about all these proposed plans. I am mainly concerned about the flooding we get on walbridge and what all of these "enhancements" are going to do to that ongoing problem. Also I fear we are going to lose our buffer with this walkway they want to build from Fern Street. It looks like many trees and brush are already being stripped away. Look forward to hearing from you.

Nancy

Sent from my iPhone

On May 1, 2020, at 7:38 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Thanks, Diane.

John - I am conducting neighborhood outreach, on behalf of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I will be meeting with a few of your neighbors tomorrow afternoon at 1 PM, a "socially distant" meeting on site so that I can walk folks through the improvements.

If your schedule permits, I'd be happy to have you join us.. If not, we can look at another date and time that might be more convenient for you.

Best, Chuck

<Elizabeth Park Drainage: Parking Improvements 1.pdf>

On May 1, 2020, at 5:06 PM, Diane Covello <dianecovello@sbcglobal.net> wrote:

Hi Chuck,

You can reach our next door neighbors, Nancy and John Madigan, at

johnmadigan3@comcast.net.

I have cc'd John and Nancy on this email.

Best,

Diane

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055

From: Chuck Coursey <chuck@courseyco.com>
Subject: Re: Concerns raised today
Date: May 4, 2020 at 3:43:05 PM EDT
To: Catherine Pedro <finigirl@comcast.net>

Thanks for your email, Cathy.

As we discussed, I would like to bring the engineer to meet with you and neighbors to further

Would this Wednesday at 3:30 work for you?

Also, I am attaching additional information that you requested.

Please let me know if Wednesday works for you.

Best, Chuck

On May 4, 2020, at 3:03 PM, Catherine Pedro <finigirl@comcast.net> wrote:

Dear Chuck,

I forwarded your email to the neighbors who were at our meeting on Saturday. Thank you for taking the time to meet with us. While we are all grateful for your outreach, on the Park's behalf, I feel that it is something that should have involved the neighborhood much sooner in the process. I briefly reviewed your email, and realized that one very important item was missing that I had asked for. The neighbors were forwarded the email, and may have already responded to you separately.

My husband and I, along with the others I assume, want the schematics for the drainage system being put in, and an on-sight consultation with the engineering firm doing the work. We want to fully be able to comprehend exactly what the proposal is, well before the hearing on May 12, 2020. I believe that the Park and city of Hartford owe us as much. Of greatest concern to most of us is the extreme flooding which happens during torrential rains. The street capacity is already maxed out, and the street and sidewalks are flooded from approximately the end of Walbridge to the Madigan or Covello residences. Many times it takes hours for the water to recede, meanwhile limiting access to our homes via the street or sidewalks and causing great concerns that our sump pumps could fail, causing comprehensive damage to our homes and belongings.

Upon thinking about this whole issue further, I feel like the neighbors have been somewhat railroaded, regarding this process. The decision to have a May 12, 2020 official public hearing, leaves precious little time for any dialogue with those in our neighborhood. It sounds like they're going to go ahead with the project even if we disagree with it, or have objections regarding parts of it. One would assume, that the outreach would've happened well before the parking lot was being planned and finalized designs were made. It seems to me they want to rush things in order to get it done for the summer season. If this is not the intention, then I would think the May 12 deadline for public statements should be at a later date, since this timeframe leaves precious little time for the engineering firm/contractor to meet with us, and for our group to form a cohesive response; after all tomorrow is May 5, and that leaves only a week until the scheduled hearing.

I would like you to convey my concerns with the Park Conservancy, or whoever is in charge of this project. The impact on our street, during times of heavy rain is not something to be taken lightly. We pay an incredible amount in property taxes, and the risk of flooding to our homes by an already inadequate town water system, has been a concern in our neighborhood for well over 20 years. For the most part, our town has just turned the other way, except to put closure signs on the street when it floods. Thankfully some action was taken (because we demanded it) last year as a result of the large flood which occurred in the Park and on our street. Because of our demands, the town finally decided to address the issue with the MDC, and initiated a new FEAT study. Realistically the enhancements will not take place anytime soon, so the ongoing problem will still exist, and will be exacerbated by water being pumped from the Park (in the proposed plan), into the Walbridge Road water system. Much to my dismay, our town is allowing the hearing to go forward, in a somewhat rushed manner, with little effort being made by the Park to involve the impacted parties in 'real' dialogue, well before any public hearing. I would appreciate you bringing my concerns to the appropriate parties, to delay the public hearing, so that all parties concerned would have more time to review the engineering plans, discuss issues and explore our options. Please let me know the 'next' step with regard to my concerns.

Sincerely,

Cathy and Steve Pedro
Sent from my iPhone

On May 2, 2020, at 2:40 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Please let me know if I have missed anything:

What happens when the "rain garden" overflows?

MDC work should begin first on Walbridge first, since it is most impacted, not down by Trout Brook.

Concern that once the lot is paved, water will not be absorbed by the soil and instead flow even more onto Walbridge.

Concern that water captured by parking lot catch basins will go into the Walbridge sewer system, over burdening Walbridge and cause flooding.

Is there an alternative to divert runoff toward Asylum or Prospect instead of Walbridge?

Will there be valet parking?

What is the plan/commitment for maintaining the catch basins and drains?

Can water be pumped to the pond? Can the pond be expanded?

Does the Knox Building have a basement? If so, does it flood?

Other issues:

What can be done about the flooding by the tennis courts? Flooding by the courts is adding to basement flooding at the end of Walbridge.

In order to add parking, can cars be parked head in, instead of parallel, on the internal roads?

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

Chuck Coursey

Re: Elizabeth Park

To: pchillout, Cc: Lauren Cohn

EP Outreach May 4, 2020 at 7:51 PM

[Details](#)



On second thought, I think it might be a good idea to do a zoom meeting with the engineer on Wednesday and leave open the option for a site visit later in the week/weekend in case anyone has additional questions.

I'll send an email out to the larger group.

Best, Chuck

On May 4, 2020, at 6:44 PM, Chuck Coursey <chuck@courseyco.com> wrote:

We will actually be outside, socially distant, walking to area so that the engineer can be specific.

On May 4, 2020, at 5:00 PM, pchillout <pchillout@gmail.com> wrote:

Many thanks, Chuck, and sorry I wasn't able to speak when you called. I'm copying my wife, Lauren Cohn, on this reply. At least one of us will be able to join the meeting on Wednesday. Will the meeting be live or virtual, and where will it take place?

Paul Chill
(860) 558-9182

On Mon, May 4, 2020 at 4:38 PM Chuck Coursey <chuck@courseyco.com> wrote:

Paul:

I am conducting neighborhood outreach on behalf, of the Elizabeth Park Conservancy (EPC), with park neighbors regarding EPC's plans for improvements and enhancements to the Maintenance/Overflow Parking area. Attached please find information that further details their plans.

I met with some of your neighbors last Saturday and we have another meeting tentatively scheduled for Wednesday 5/6 at 3:30 when the project's engineer will be present to further discuss drainage, run off and proposed improvements.

I hope you can join us on Wednesday. If not, please let me know when this week might be convenient to get together.

Best, Chuck

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

☆ **Lauren Cohn**

EP Outreach May 4, 2020 at 10:20 PM

LC

5/6 meeting at 5:45

[Details](#)

To: Chuck Coursey, Cc: Paul Chill



Hi Chuck-
Wed 5:45 is better for Paul and me. We'll be there.
Thanks,
Lauren Cohn and Paul Chill

Sent from my iPhone

On May 4, 2020, at 10:17 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Does 545 PM on Wednesday on site work for everyone else?

Sent from my iPhone
Work - 860-232-9800
Cell - 860-305-0055

☆ **Chuck Coursey**

EP Outreach May 5, 2020 at 10:58 AM

CC

Re: 5/6 meeting at 3:30 PM

To: John Madigan



I will circle back with you after the Wednesday meeting to set up a convenient time to meet.

Sent from my iPhone
Work - 860-232-9800
Cell - 860-305-0055

On May 5, 2020, at 10:28 AM, John Madigan <johnmadigan3@comcast.net> wrote:

Hi Chuck:
Unfortunately, neither John nor I can attend at 5:45, Wednesday, May 6. Please keep us posted for future meetings.
Nancy and John Madigan

Re: 5/6 meeting at 3:30 PM

[Details](#)

To: pchillout, Cc: Catherine Pedro, Timothy Covello, Lauren Cohn, John Madigan & 5 more

My mistake and apologies.

5:45 it is.

Sent from my iPhone
Work - 860-232-9800
Cell - 860-305-0055

On May 5, 2020, at 6:47 PM, pchillout <pchillout@gmail.com> wrote:

Sorry Chuck, but what happened to 5:45? That was the time you originally rescheduled it for. (Not a huge difference, but also better than 5:30 for Lauren and me.)

Paul

On Tue, May 5, 2020 at 6:17 PM Chuck Coursey <chuck@courseyco.com> wrote:
Great - thanks.

See you tomorrow at 5:30.

On May 5, 2020, at 3:38 PM, Catherine Pedro <finigirl@comcast.net> wrote:

Chuck, That time is fine for me, but My husband will be joining us a bit later.

Sent from my iPhone

On May 5, 2020, at 6:26 AM, chuck@courseyco.com wrote:

We are confirmed for 5:30 PM tomorrow Wednesday.

Let's plan on meeting on Walbridge, by the path leading to the site.

Please feel free to reach out to me with any questions and feel free to invite others..

Best, Chuck

On May 4, 2020, at 11:41 PM, Timothy Covello <timothycovello@sbcglobal.net> wrote:

Works for us, thanks.

Tim

Sent from my iPad

On May 4, 2020, at 10:17 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Does 545 PM on Wednesday on site work for everyone else?

Sent from my iPhone
Work - 860-232-9800
Cell - 860-305-0055

On May 4, 2020, at 9:32 PM, Catherine Pedro <finigirl@comcast.net> wrote:

I appreciate your attempt to arrange a meeting for this Wednesday afternoon, however, I'm working until 5:30 or so. We could do so after 5:40.

It is my opinion, that a Zoom meeting is not optimal, since the engineering schematics and diagrams are fairly detailed, and somewhat confusing, and would require sitting down looking at the actual diagrams while we were speaking with the consultant. I think that a more formal presentation/ face-to-face meeting, walking the site with the engineer would be more suitable in order to better understand their plan. I also think we need someone from the MDC there to discuss the impact from their point of view on the existing infrastructure. Do they have a contact person who is involved with this from the MDC? Was the MDC consulted regarding the pumping of water from the detention basin into existing underground piping?

I am willing to offer up our back yard for a more extensive overview; social distancing of course. I am hoping we can find another time for a face to face meeting that my husband and I can participate in. Have you heard about availability of other neighbors yet?

Thank you again for work on arranging things.

Sincerely,
Cathy and Steve Pedro

Sent from my iPhone

On May 4, 2020, at 8:11 PM, Chuck Coursey <chuck@courseyco.com> wrote:

I wanted to follow up our Saturday meeting the attached additional information regarding run off, drainage and engineering.

As we discussed, I would also like to make the project engineer available to this group for further questions.

How about a zoom call this Wednesday, 5/6 at 3:30 PM? If necessary, we could have a follow-up meeting on site with the engineer later in the week or weekend.

Please let me know if this works for you all. If it does, I will circulate the zoom meeting info.

Best, Chuck

<EPC Project Narrative.pdf>
<JMM Report-EPC.pdf>
<EPC Engineering Report.pdf>

Chuck Coursey
work - 860 232-9800
wireless - 860 305-0055
chuck@courseyco.com
courseyco.com

☆ **Chuck Coursey**

EP Outreach May 8, 2020 at 1:11 PM



Re: 5/6 meeting at 3:30 PM

[Details](#)

To: Timothy Covello, pchillout, Lauren Cohn, John Madigan, diane covello, Stephen & 4 more



Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful.

Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing.

Please feel free to reach out to me if you have any additional comments or concerns.

Best, Chuck

☆ Joel Grove

EP Outreach May 10, 2020 at 10:17 PM

JG

Re: 5/6 meeting at 3:30 PM

To: Chuck Coursey



4/16/2018

Looking south on Walbridge. Birch intersection is just past the upright blue barrel.



Sent from my iPhone

On May 10, 2020, at 9:03 PM, Chuck Coursey <chuck@courseyco.com> wrote:

☆ Chuck Coursey

EP Outreach May 10, 2020 at 12:20 PM

CC

Happy Mother's Day!

To: Catherine Pedro, diane covello



Do you have a photo or two that you can send me that shows flooding on Walbridge at its worst during some of the worst storms?

I'd like to include them in my report.

Hope you both have a wonderful Mother's Day!

Best, Chuck

Sent from my iPhone
Work - 860-232-9800
Cell - 860-305-0055

☆ **Chuck Coursey**

EP Outreach Yesterday at 6:41 AM

CC

Re: 5/6 meeting at 3:30 PM

To: Joel Grove

Thanks so much, Joel.

On May 10, 2020, at 10:17 PM, Joel Grove <groveinc@aol.com> wrote:

4/16/2018

Looking south on Walbridge. Birch intersection is just past the upright blue barrel.

<image.jpg>

Sent from my iPhone

On May 10, 2020, at 9:03 PM, Chuck Coursey <chuck@courseyco.com> wrote:

Does anyone have a photo or two that you can email me that shows flooding on Walbridge at its worst during some of the heaviest storms?

I'd like to include them in my report to Planning & Zoning.

Hope everyone had a wonderful Mother's Day!

Best, Chuck

Chuck Coursey

EP Outreach Yesterday at 5:56 PM

CC

Re: 5/6 meeting at 3:30 PM

To: John Madigan

Nancy & John:

I'm not sure if you had the opportunity to speak with any of your neighbors after our meetings last week, so I wanted to check in and see if you would like to speak over the phone sometime tomorrow so that I can answer any remaining questions.

Please let me know what might work best for you.

Best, Chuck

Begin forwarded message:

From: Chuck Coursey <chuck@courseyco.com>

Subject: Re: 5/6 meeting at 3:30 PM

Date: May 8, 2020 at 1:11:14 PM EDT

To: Timothy Covello <timothycovello@sbcglobal.net>, pchillout <pchillout@gmail.com>, Lauren Cohn <lecohn5@gmail.com>, John Madigan <johnmadigan3@comcast.net>, diane covello <dianecovello@sbcglobal.net>, Stephen <spedrodc@gmail.com>, ruchimatt@comcast.net, Joel Grove <GroveInc@aol.com>, Jill Frederickson <jill.frederickson@espn.com>, Catherine Pedro <finigirl@comcast.net>

Thanks to everyone who braved the raindrops last Wednesday to meet on site with Phil Barlow and myself. Phil and I both found your feedback and insights extremely helpful.

Based on your feedback, the engineers are going to prepare a couple of alternative designs including additional berms and then discuss the pros and cons of each with the Planning & Zoning Commission at Wednesday's hearing.

Please feel free to reach out to me if you have any additional comments or concerns.

Best, Chuck

PUBLIC OUTREACH



todesign

NEIGHBORHOOD CONCERNS

- Lighting - Hours of Operation, Design and Height
- Parking Area
- Chain Link Fence between Park Entrance and Heavy Berm
- Drainage/Flooding from North of New Walbridge Road Park Entrance
- Drainage/Flooding from Parking Area
 - Increased Drainage to Existing Sewer System
 - Flooding from Runoff Diverted to Wetlands that Floods Walbridge
- MDC
 - Road Elevation of Walbridge - Bottom of the Bowl Near #131
 - Insufficient Sewer Capacity

todesign

PARKING AREA



todesign

FENCING

Chain Link Fence between Park Entrance and Existing Berm



todesign

DRAINAGE / FLOODING

North of New Walbridge Road Park Entrance



todesign

DRAINAGE/FLOODING - PARKING AREA

Increased Drainage to Existing Sewer System



todesign

DRAINAGE/FLOODING AT FOOTPATH

Natural Low Point in Park - Overflow from Wetlands



todesign

MDC

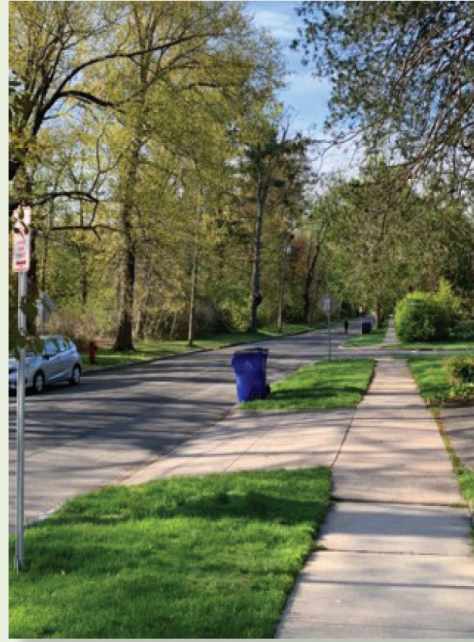
Road Elevation of Walbridge - Bottom of the Bowl Near #131



todesign

MDC

Insufficient Sewer Capacity



to design